

PRELIMINARY DETAILS

FOR SALE OR TO LET NEW BUILD
INDUSTRIAL AND OFFICE UNITS

**EDEN BUSINESS PARK
GILWILLY INDUSTRIAL ESTATE PENRITH**



(Artist's impression)

A range of new build industrial units totalling 24,000 sq ft (2,230 sq m)
Units from 2,000 sq ft up to 14,000 sq ft (185.8 sq m to 1,300 sq m)

Prominently located at the entrance to the new Eden Business Park, these high quality new build industrial units will benefit from excellent access to both the M6 and A66 and is in close proximity to Penrith town centre and the West Coast mainline railway station.

Full planning permission has recently been secured for the development. A construction timetable is expected shortly.

Suitable for a variety of uses, units can be combined to provide a range of sizes to meet individual occupiers requirements (subject to availability)

A full specification sheet can be made available but the key elements include:

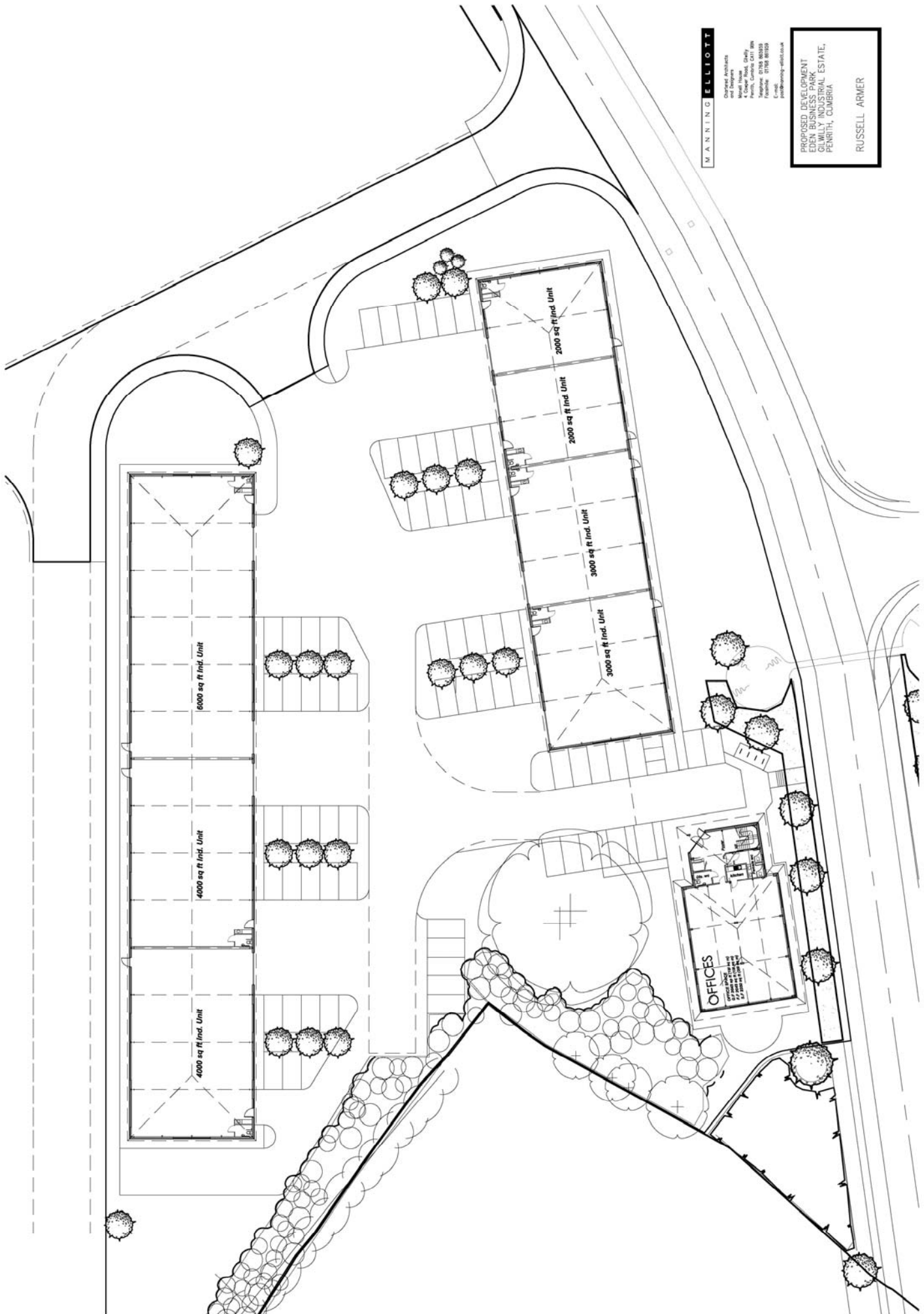
- Two blocks of modern purposes built terraced units;
- Steel portal frame construction offering clear span floor space;
- Eaves height 5.3 m (17'2");
- Floor loading of 30 kN/m²;
- Electrically operated roller shutter doors;
- 3 phase electricity, mains gas, water and drainage;
- External forecourt yards and parking.

The units are available for sale or to let by way of new full repairing and insuring leases on terms to be agreed.

For further information contact:

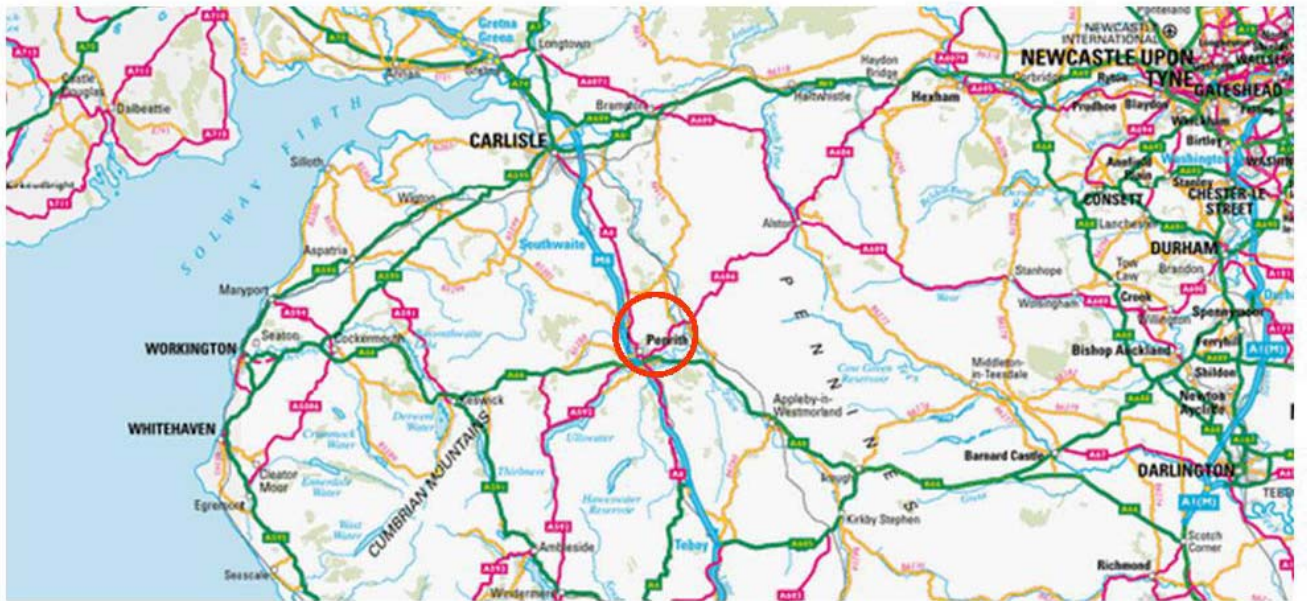
Richard Percival on 01228 635006 or e-mail rpercival@carigietcowen.co.uk

www.carigietcowen.co.uk



MANNING ELLIOTT
 Chartered Architects
 and Designers
 10 Colindale Avenue, Colindale,
 North, London, Greater London, N9 8NS
 Telephone: 0208 860000
 Facsimile: 0208 860000
 E-mail: pe@manning-elliott.co.uk

PROPOSED DEVELOPMENT
 EDEN BUSINESS PARK
 FULLY INDUSTRIAL ESTATE,
 PENRITH, CUMBRIA
 RUSSELL ARMER



Messrs Carigiet Cowen for themselves and for vendors or lessors of this property whose agents they are give notice that:
 1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 3) no person in the employment of Messrs Carigiet Cowen has any authority to make or give any representations or warranty whatever in relation to this property